

FOR IMMEDIATE RELEASE

First REIT's 2Q 2015 DPU up 3.5% at 2.07 cents

SINGAPORE – 20 July 2015 – Bowsprit Capital Corporation Limited (“Bowsprit”), the Manager of **First Real Estate Investment Trust (“First REIT” or the “Trust”)**, Singapore’s first healthcare real estate investment trust with properties in Indonesia, Singapore and South Korea, today announced a distribution per unit (“DPU”) of 2.07 Singapore cents for its second quarter ended 30 June 2015 (“2Q 2015”), a 3.5% increase from the 2.00 Singapore cents in the corresponding period of the previous year (“2Q 2014”).

The Trust generated a net property income of S\$24.6 million, 8.3% higher than the S\$22.7 million achieved in 2Q 2014. This came on the back of a 8.5% increase in gross revenue to S\$25.0 million, boosted by contribution from Siloam Sriwijaya acquired in December 2014, as well as higher contributions from its Indonesia and Singapore properties.

For the half year, First REIT’s gross revenue and net property income rose 9.3% and 8.8% to S\$49.7 million and S\$48.9 million respectively, while distributable income increased 7.3% to S\$30.7 million.

“I am heartened that the Trust has been able to deliver record DPU quarter after quarter, buoyed by our strategic yield-accretive acquisitions of high quality hospitals over the last few years. First REIT has today, attained assets-under-management of S\$1.17 billion, which has grown at a CAGR of 20.1% since our listing in 2006. Despite the increase in assets, with prudent capital management, the Trust has also managed to keep our gearing at a healthy 32.9%, below the current regulatory limit of 35.0%. The regulatory gearing limit will go up to 45% from next year onwards following recent announcement by The Monetary Authority of Singapore. Moving forward, the Trust will continue to grow our assets to maximise returns to Unitholders, as well as adopt an active and prudent approach with our capital structure,” said Dr Ronnie Tan, Bowsprit’s Chief Executive Officer.

Key highlights and significant achievements in 2Q 2015

- Delivered record DPU of 2.07 Singapore cents compared to 2.00 Singapore cents of the same period a year ago
- Distributable income rose 7.2% to S\$15.4 million in 2Q 2015 and 7.3% to S\$30.7 million for half year
- Annualised DPU of 8.33 cents, translates to an annualised distribution yield of 6.0% based on its closing price of S\$1.39 on 30 June 2015
- NAV per unit increased to 101.94 cents as at 30 June 2015 from 101.81 cents as at 31 December 2014
- Issued 2,529,423 new units at an issue price of S\$1.3810 per new unit to eligible Unitholders who have elected to participate in the distribution reinvestment plan (“DRP”) for 1Q 2015

Outlook

While Indonesia has experienced economic slowdown this year, healthcare spending is expected to remain supported due to the universal healthcare scheme introduced by the government. This will ultimately drive demand for better quality healthcare services and medical facilities, especially among the growing middle-class in Indonesia, which the Siloam hospitals are able to offer. Despite the recent depreciation of the Rupiah, First REIT remains unaffected as its rentals in Indonesia are denominated in Singapore Dollars.

The Trust’s Sponsor, PT Lippo Karawaci Tbk. (“Lippo Karawaci”), has been actively developing more hospitals in Indonesia and currently has a strong pipeline of 46 hospitals. This represents strong acquisition opportunities for First REIT which currently owns 11 hospitals operated by PT Siloam Hospitals Tbk., Indonesia’s most progressive and innovative healthcare provider and a subsidiary of Lippo Karawaci. Aside from Indonesia, First REIT will also continue to look for yield-accretive healthcare assets to acquire in Singapore and other parts of Asia.

Summary of Financial Results for period ended 30 June 2015

<i>(S\$'000)</i>	2Q 2015	2Q 2014	Change (%)	1H 2015	1H 2014	Change (%)
Gross Revenue	24,992	23,043	8.5	49,735	45,511	9.3
Net Property Income	24,612	22,723	8.3	48,858	44,896	8.8
Distributable Amount	15,400	14,371	7.2	30,652	28,566	7.3
Distribution per unit (cts)	2.07	2.00	3.5	4.13	3.99	3.5
Annualised Distribution per unit (cts)	8.33	8.05 ¹	3.5	8.33	8.05 ¹	3.5

¹ Actual distribution paid for FY 2014.

Distribution Details

Distribution	1 April 2015 to 30 June 2015
Distribution type	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
Distribution rate	Total: 2.07 cents per unit (a) Taxable income distribution: 0.07 cents per unit (b) Tax-exempt income distribution: 1.09 cents per unit (c) Capital distribution: 0.91 cents per unit
Book closure date	28 July 2015 at 5.00 pm
Ex-dividend date	24 July 2015 at 9.00 am
Payment date	28 August 2015

The DRP will apply to the above distribution. The Manager will announce the pricing of the DRP units to be issued which will be based on the market price less a discount of 3% (similar to previous DRPs) on 28 July 2015.

Overseas Unitholders who wish to be eligible to participate in the DRP should provide an address in Singapore for service of notices and documents to the Manager c/o The Central Depository Pte Limited ("CDP"), 9 North Buona Vista Drive #01-19/20 The Metropolis Singapore 138588, not later than three market days prior to the book closure date. Unitholders should note that all correspondences and notices will be sent to their last registered address with CDP.

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About First REIT

First Real Estate Investment Trust ("First REIT") is a real estate investment trust constituted by the Trust Deed entered into on 19 October 2006 between Bowsprit Capital Corporation Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee. First REIT was listed on the Singapore Exchange Securities Trading Limited on 11 December 2006.

First REIT is Singapore's first healthcare real estate investment trust that aims to invest in a diversified portfolio of income-producing real estate and / or real estate-related assets in Asia that are primarily used for healthcare and / or healthcare-related purposes.

Managed by Bowsprit Capital Corporation Limited, First REIT's portfolio consists of 16 properties located in Indonesia, Singapore and South Korea, namely 1) Siloam Hospitals Lippo Village, 2) Siloam Hospitals Kebon Jeruk, 3) Siloam Hospitals Surabaya, 4) Imperial Aryaduta Hotel & Country Club, 5) Mochtar Riady Comprehensive Cancer Centre, 6) Siloam Hospitals Lippo Cikarang, 7) Siloam Hospitals Manado & Hotel Aryaduta Manado, 8) Siloam Hospitals Makassar, 9) Siloam Hospitals Bali, 10) Siloam Hospitals TB Simatupang, 11) Siloam Hospitals Purwakarta 12) Siloam Sriwijawa 13) Pacific Healthcare Nursing Home @ Bukit Merah, 14) Pacific Healthcare Nursing Home II @ Bukit Panjang, 15) The Lentor Residence and 16) Sarang Hospital.

Its hospital assets in Indonesia are operated by PT Siloam International Hospitals Tbk, a subsidiary of PT Lippo Karawaci Tbk., a strong brand name in the Indonesian healthcare industry supported by a team of international healthcare professionals, whereas the Imperial Aryaduta Hotel & Country Club & Hotel Aryaduta Manado are operated by The Aryaduta Hotel & Resort Group. In Singapore, the nursing homes at Bukit Merah and Bukit Panjang are operated by Pacific Healthcare Nursing Home Pte. Ltd. and Pacific Eldercare and Nursing Pte. Ltd. respectively. The Lentor Residence is operated by The Lentor Residence Pte. Ltd. Sarang Hospital in South Korea is managed by a private doctor.

Through First REIT, investors can participate in an asset class that has a focus towards Asia's growing healthcare sector, which is boosted by an increase in life expectancy in Indonesia and the rest of Southeast Asia.

IMPORTANT NOTICE

The value of units in First REIT ("Units") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of First REIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of First REIT is not necessarily indicative of the future performance of First REIT. This

document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.